

DELTA TITLE COMPANY, TRUSTEE, GRANTOR)

TO)

TRUSTEE'S DEED

FEDERAL NATIONAL MORTGAGE ASSOCIATION,)
A CORPORATION ORGANIZED AND EXISTING UNDER)
THE LAWS OF THE UNITED STATES, GRANTEE)

WHEREAS, on the 27th day of July, 1973, JOHN ALFRED DUNCAN and wife, NANCY DAVIDSON LEWTER DUNCAN, executed a deed of trust to DELTA TITLE COMPANY, TRUSTEE, for the benefit of NATIONAL MORTGAGE COMPANY, a corporation organized and existing under the laws of the State of Tennessee, which deed of trust is recorded in Trust Deed Book 164, Page 112, in the office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, the aforesaid deed of trust was assigned to FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, on October 8, 1973, by instrument recorded in Book 166, Page 552, in the office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default was made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable, in accordance with the terms of said deed of trust, and the holder of said indebtedness having requested the undersigned trustee to execute the trust and sell said land in accordance with the terms of said deed of trust,

THEREFORE, in consideration of the premises, Delta Title Company, Trustee, did, pursuant to said request, on the 26th day of June, 1978, within legal hours, at the east or front door of the Courthouse in the Town of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, they being the highest and best

bidder for cash, at and for the sum of TWENTY-TWO THOUSAND, FIFTY-SIX and 62/100 Dollars (\$22,056.62), the land mentioned in said deed of trust and being situated in DeSoto County, Mississippi, described as follows, to wit:

Lot 1057, Section C, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 10, Pages 2-8, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot; BEGINNING at an iron pipe in the west line of Forest Gate Road, said iron pipe being located on the south-east corner of Lot 1084; thence westwardly 90.18 feet with the south line of Lot 1084 to an iron pipe in the northeast corner of Lot 1058; thence southwardly 124.59 feet with the east line of Lot 1058 to an iron pipe in the north line of Mayfair Drive; thence eastwardly 73.81 feet with the north line of Mayfair Drive to a point of curvature to the left with an internal radius of 20 feet; thence 28.36 feet following said curvature to the left to a point of tangency with the west line of Forest Gate Road; thence northwardly 99.87 feet with the west line of Forest Gate Road to the point of beginning.

The time, terms and place of sale were duly advertised for four (4) consecutive weeks and immediately preceding said sale by publication in the North Mississippi Times, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof, and by posting a notice of said sale upon the bulletin board of the courthouse in said County on the 1st day of June, 1978, and said notice remaining upon said bulletin board until the date of the sale of said land, to wit: JUNE 26, 1978.

THREFORE, in consideration of the premises and the payment to the Trustee of said sum of TWENTY-TWO THOUSAND, FIFTY-SIX and 62/100 DOLLARS (\$22,056.62) by the said Federal National Mortgage Association, the receipt of which is hereby acknowledged, Delta Title Company, Trustee, does hereby sell to FEDERAL NATIONAL MORTGAGE ASSOCIATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, the land hereinbefore described.

WITNESS the signature of the Trustee this the 26th day of June, 1978.

DELTA TITLE COMPANY, TRUSTEE

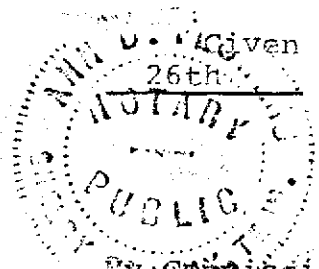
BY Carlos A. Smith
Carlos A. Smith,
Assistant Vice President

STATE OF TENNESSEE

COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for said County and State, Carlos A. Smith, the Assistant Vice President of Delta Title Company, who acknowledged that he signed and delivered the above and foregoing Trustee's Deed for and on behalf of Delta Title Company, Trustee, on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this the 26th day of June, 1978.



Ann D. Flowers
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 27, 1981



Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, [Signature], one of the managers of the North Mississippi Times, a newspaper published in the Town of Hernando and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to-wit:

In Vol. 83 No. 22, dated the 1 day of June, 1978
In Vol. 83 No. 23, dated the 8 day of June, 1978
In Vol. 83 No. 24, dated the 15 day of June, 1978
In Vol. 83 No. 25, dated the 22 day of June, 1978
In Vol. _____ No. _____, dated the _____ day of _____, 19____

and that the North Mississippi Times has been published continuously for

WHEREAS, on the 27th day of July, 1973, John Alfred Duncan and wife, Nancy Davidson Lewter Duncan, executed a deed of trust to Delta Title Company, Trustee, for the benefit of National Mortgage Company, a corporation organized and existing under the laws of the State of Tennessee, which deed of trust is recorded in Trust Deed Book 164, Page 112, in the office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, the aforesaid deed of trust was assigned to Federal National Mortgage Association, a corporation organized and existing under the laws of the United States, on Oct. 8, 1973, by instrument recorded in Book 166, Page 552, in the office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default has been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable, in accordance with the terms of said deed of trust, and the holder of said indebtedness having requested the undersigned trustee to execute the trust and sell said land in accordance with the terms of said deed of trust,

NOW, THEREFORE, Delta Title Company, Trustee, under the provisions of and by virtue of the authority conferred upon it in said deed of trust, will on June 26, 1978, offer for sale at public outcry and sell within legal hours at the east door of the County Courthouse in Hernando, DeSoto County, Mississippi, to the highest and best bidder for cash, the land in DeSoto County, Mississippi, described as follows, to-wit:

Lot 1057, Section C, DeSoto Village subdivision, in Section 33, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 10, Pages 2-8, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot; Beginning at an iron pipe in the west line of Forest Gate Road, said iron pipe being located on the southeast corner of Lot 1084; thence westwardly 90.18 feet with the south line of Lot 1084 to an iron pipe in the northeast corner of Lot 1058; thence southwardly 124.59 feet with the east line of Lot 1058 to an iron pipe in the north line of Mayfair Drive; thence eastwardly 73.81 feet with the north line of Mayfair Drive to a point of curvature to the left with an internal radius of 20 feet; thence 28.36 feet following said curvature to the left to a point of tangency with the west line of Forest Gate Road; thence northwardly 99.87 feet with the west line of Forest Gate Road to the point of beginning.

The trustee will sell and convey only such title as is vested in it as trustee. WITNESS the signature of the trustee this 1st day of June, 1978, Carlos A. Smith, Assistant Vice President

Sworn to and subscribed before me, this 28th day of June, 1978
(SEAL)

My Commission expires 3-24-, 1979

To National Mortgage

for taking the annexed publication of 461

words or the equivalent thereof for a total of 4

times \$ 69.15, plus \$1.00 for making a proof

of publication and deposing to same for a total cost

of \$ 70.15

NOTARY PUBLIC

SEAL

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 2 o'clock 45 minutes P. M. 5 day of July, 1978, and that the same has been recorded in Book 135 Page 482 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 6 day of July, 1978.
Fees \$ 5.50 pd.

SEAL